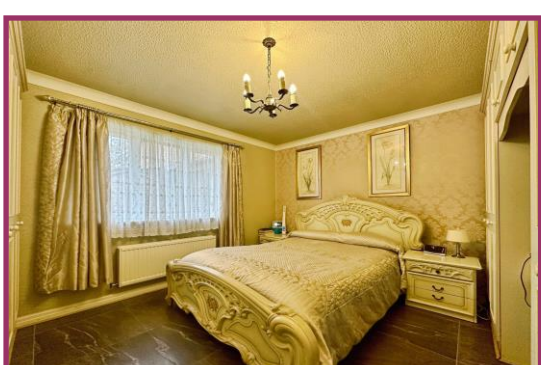




Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BERKELEY CRESCENT, RADCLIFFE, M26 3TR



- True Detached Bungalow
- Freehold
- Detached Garage
- Generous Driveway
- Three/Four Bedrooms
- En Suite
- Popular Residential Area
- Early Viewing Advised



£350,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells Estate Agents are delighted to bring to the market this beautifully presented and deceptively spacious three/four bedroom detached true bungalow, occupying a pleasant position within a peaceful cul-de-sac setting. Offered on a Freehold basis, this attractive property provides generous and versatile living accommodation throughout, making it an ideal choice for a variety of purchasers, including families, those looking to downsize without compromising on space.

Key features

- Detached true bungalow offering approximately 1,200 sq ft of accommodation
- Well presented and ready to move into
- Three bedrooms plus a versatile office or dressing room
- Welcoming enclosed entrance porch
- Bright, generous lounge with a feature fireplace
- Separate dining room connected by a wide decorative archway
- Fitted kitchen with integrated appliances and space for a breakfast table
- Double glazed windows
- Separate utility room with an external security gate
- Principal bedroom with extensive fitted wardrobes and an en-suite shower room
- Large en-suite shower enclosure with supportive grab rails
- Family bathroom
- Front lawn and enclosed rear garden with gated side access
- Newly installed garden shed plus additional garden storage
- Generous paved driveway providing parking for several vehicles
- Detached single garage
- Peaceful cul-de-sac setting within the desirable Montgomery Park development

A welcoming home with space to relax, entertain and enjoy everyday life, this detached true bungalow combines generous accommodation with the convenience of single storey living. Set within a peaceful cul-de-sac on the desirable Montgomery Park development, it offers pproximately 1,200 sq ft, three bedrooms and an additional office or dressing room. Well presented and ready to move into, the property makes an inviting first impression with its attractive frontage, front lawn and wide paved driveway. Inside, the flexible accommodation offers a comfortable home with room for buyers to add their own personal touches. An enclosed entrance porch provides a cosy reception area and a useful space to welcome guests and remove coats and shoes before stepping into the main hallway. The generous lounge enjoys plenty of natural light through its broad windows, while a feature fireplace creates an attractive focal point. A wide decorative archway connects the lounge to the separate dining room, giving these distinct spaces a sociable flow that works beautifully for family gatherings and entertaining. The fitted kitchen offers ample cupboard and worktop space, integrated appliances and room for a breakfast table. Tiled flooring adds a practical finish, while the separate utility room keeps laundry tasks conveniently away from the main living areas. An external security gate allows the utility door to be opened for ventilation while the gate remains locked. The principal bedroom features extensive fitted wardrobes and an en-suite shower room with a large shower enclosure and supportive grab rails. Two further bedrooms are complemented by a family bathroom with a bath. The additional office or dressing room provides flexibility for home working, hobbies or storage. The property also benefits from double glazed windows. Outside, the enclosed rear garden offers a lawn, paved pathways and space for outdoor seating, making it a pleasant setting for a morning coffee, gardening or spending time with family and friends. Gated access is provided on either side of the bungalow. A newly installed shed and a further garden shed offer useful storage. To the front, the substantial paved driveway provides parking for several vehicles and leads to a detached single garage. With its generous living spaces, practical layout and welcoming atmosphere, this bungalow offers a comfortable home for buyers seeking single storey living in an established residential setting, conveniently placed for local amenities and transport links. Call Cardwells Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway UPVC double glazed window. Radiator. Ceiling light Point. Tiled flooring.

Lounge 15' 11" x 13' 0" (4.85m x 3.96m) Two UPVC double glazed windows. Two ceiling light points. Two radiators. Feature fire and surround. Open plan to dining room.

Dining Room 10' 6" x 9' 2" (3.19m x 2.79m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 16' 2" x 11' 9" (4.94m x 3.57m) UPVC double glazed window and door. Spotlighting. Radiator. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer. Tiled flooring.

Utility Room 7' 7" x 4' 9" (2.32m x 1.45m) UPVC double glazed door. Radiator. Ceiling light point. Wall mounted boiler. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for dryer.

Bathroom UPVC double glazed window. Radiator. Panelled bath. Low flush w/c. Pedestal wash hand basin. Ceiling light point. Tiled walls and flooring.

Inner Hallway Tiled flooring. Spotlighting. Radiator.

Bedroom 1 12' 2" x 10' 2" (3.71m x 3.09m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes. Tiled flooring.

En-Suite Shower enclosure with with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. Partially wall tiled. Tiled flooring.

Bedroom 2 11' 1" x 10' 2" (3.38m x 3.09m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes. Laminate flooring.

Bedroom 3/Office 10' 2" x 7' 7" (3.09m x 2.31m) UPVC double glazed window. Radiator. Ceiling light point. Laminate flooring.

Bedroom 4 11' 6" x 8' 11" (3.51m x 2.71m) UPVC double glazed window. Radiator. Ceiling light point. Laminate flooring.

Detached Garage Up and over door, electrics and power. The garage has been partitioned to create a space to the rear for a possible work from home unit, gym or storage area.

Externally Blocked paved driveway to the front with laid to lawn garden. To the rear, a paved patio area with laid to lawn garden and pedestrian access to the rear of the garage.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD, We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is rated D which is at an approximate annual cost of £2,555(at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

